



## Area Plan Commission of Tippecanoe County, Indiana

January 19, 2023  
Ref. No.: 2023-007

Tippecanoe County Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, Indiana 47901

### CERTIFICATION

RE: **Z-2870 AREA PLAN COMMISSION REZONE OF STOCKWELL  
(R3, A, GB, NB, R1 and AA to R1, R1B, NBU and GB):**

APC is requesting rezoning 17 properties within the unincorporated town of Stockwell based on recommendations made by the adopted Stockwell Land Use Plan. All the land in this request is within the platted portion of Stockwell, in Lauramie Sections 5 (SW), 8 (NE), and 9 (NW), 21-3.

Dear Commissioners:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on January 18, 2023, the Area Plan Commission of Tippecanoe County voted 16 yes - 0 no on the motion to rezone the subject real estate from R3, A, GB, NB, R1 and AA to R1, R1B, NBU and GB. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at its February 6, 2023 regular meeting. Petitioners or their representatives must appear to present their case.

Sincerely,

David Hittle  
Executive Director

DH/kl

Enclosures: Staff Report & Ordinances





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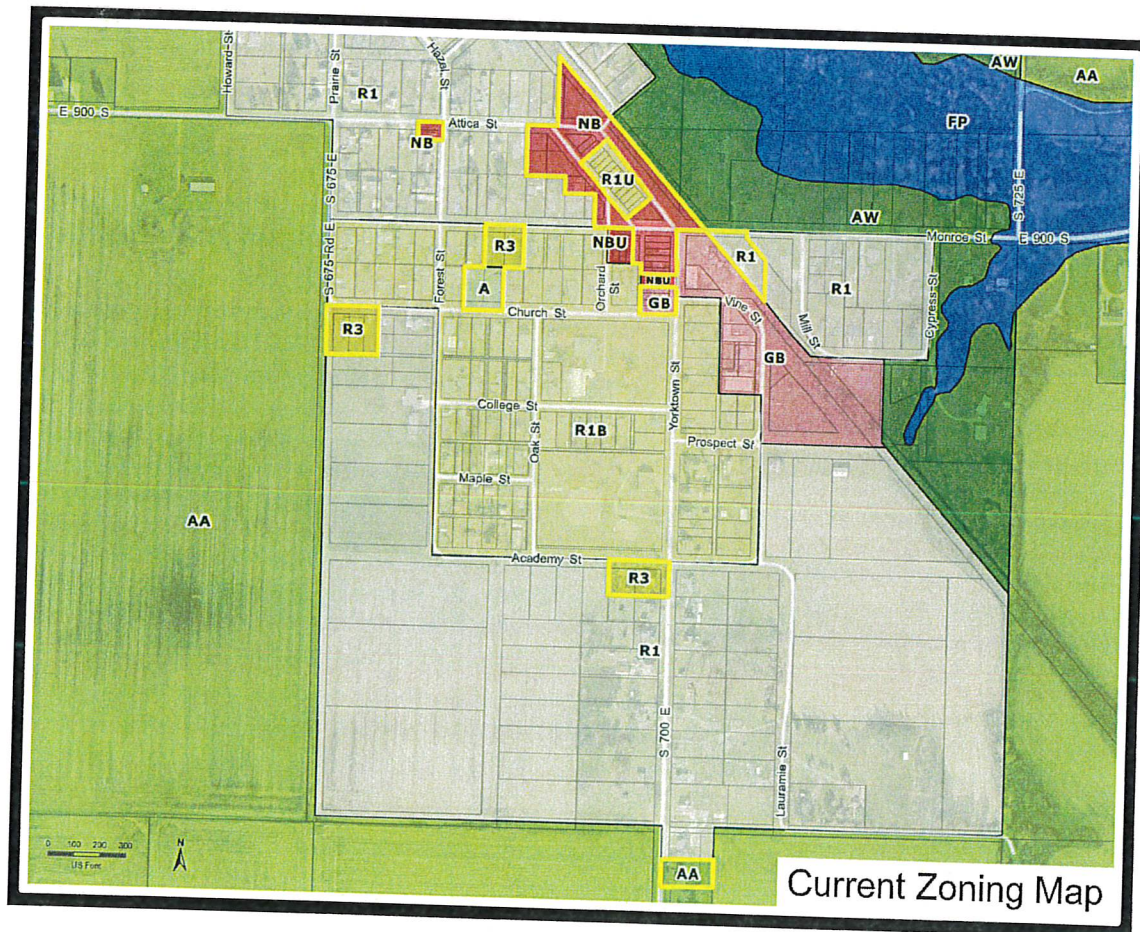
Enclosures: Staff Report & Ordinances





**Z-2870**  
**AREA PLAN COMMISSION REZONE OF STOCKWELL**  
**(A, AA, GB, NB, R1, & R3 to GB, NBU, R1, & R1B)**

**STAFF REPORT**  
**January 12, 2023**





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Z-2870

**AREA PLAN COMMISSION (STOCKWELL)**  
**(R3, A, GB, NB, R1 & AA to R1, R1B, NBU & GB)**

Staff Report  
January 12, 2023

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**REQUEST MADE, PROPOSED USE, LOCATION:**

The Area Plan Commission is requesting rezoning of certain lots within the unincorporated town of Stockwell following the recommendations made in the adopted *Stockwell Land Use Plan*, an amendment to the *Comprehensive Plan*. The Stockwell Plan was adopted by the County Commissioners in October of 2022; in that plan, 17 properties were specifically suggested for rezoning. (See the attached maps. The numbers on this map correspond to the numbers below.) All of the lots in this request are within unincorporated Stockwell, Lauramie Township, sections 5 (SW), 8 (NE) and 9 (NW) 21-3.

**ZONING HISTORY & AREA LAND USE FOR EACH SITE:**

1. 9431 S 700 E: This property, located at the southern edge of platted Stockwell, is zoned AA, Select Agricultural as is the land surrounding on three sides, but is less than ½ an acre in size. The site is used as a single-family residence and is more similar in use and area with the platted lots adjacent to the north than the farm fields zoned AA to its east and west and the 2-acre parcel adjacent to its south. The plan recommends R1 zoning for this site.
2. 6943 Academy Street: This lot, at the southwest corner of Yorktown and Academy Streets, is currently zoned R3. It was rezoned in 1975, although there is no evidence it was ever used as anything other than a single-family dwelling. Currently, it has a single-family residence and a detached garage. The plan recommends R1 zoning for this lot.
3. 6805 Church Street: These three lots were vacated in 1997 (V-23) in order to place a manufactured house across lot lines. (This vacation would not have been necessary today.) The site has been zoned R3 since 1972. Manufactured homes are permitted by right in the R1 zone, which the plan recommends for this site.
4. 6912 Church Street: These two lots were rezoned Agricultural in 1980 for a proposed mobile home. It is unknown if a mobile home was ever located on site. Currently it has a single-family dwelling and a detached garage. The Plan recommends the adjacent R1B zoning for this site.
5. 6919 Monroe Street: These two lots, currently zoned R3, have a single-family residence on site. It is unknown when the R3 zoning originally occurred. The Plan recommends the adjacent R1B zoning for these lots.



6. 9023 Yorktown Street: The zoning boundary here follows the old railroad track that once ran through Stockwell. Unfortunately, the train track is gone and the grain bins that exist there now are half zoned GB and half zoned R1. The Plan calls for correcting this by making all the buildings GB, but not all of the property on the east side of the former tracks. There is an existing house on the southwest corner of Mill and Monroe Streets. The proposed rezone would rezone the grain bins but leave the area closer to the neighboring house in the existing R1 zone.

7. 9028 Yorktown Street: These three lots at the northwest corner of Yorktown and Church Streets, at the southern end of Stockwell's commercial area, has an unused, dilapidated gas station. The lots are currently zoned GB which made sense when the service station was in operation. By today's standards, the site is too small to ever be returned to its former use. A rezone to NBU would allow the possibility of a continuation of the existing storefronts adjacent to the north, and the Plan recommends NBU here.

8-17. All other sites proposed for rezoning are currently zoned NB, Neighborhood Business. The Plan calls for NBU, Neighborhood Business, Urban zoning instead. Several of these NB-zoned lots are currently vacant, but the majority of the existing buildings on these lots fit NBU zoning better than NB. NBU allows buildings to be built to the sidewalk/right-of-way line, allows upstairs residential uses above a commercial ground floor and requires far less parking than the NB zone requires. For lots currently zoned NB that are unimproved, the Plan calls for future development in the NBU style rather than the more suburban style of the existing NB zone.

#### **STAFF COMMENTS:**

During the year-long process of creating the *Stockwell Land Use Plan*, much time was spent debating the merits of expanding residential zoning adjacent to the platted parts of town to take advantage of the available capacity of its new sewer system. In the end, the steering committee and staff chose not to include the expansion of residential zones (to allow future subdivisions) in this staff-sponsored rezone. Per the Plan, any expansion of R1 zoning beyond its current extent would be premature until the town's drainage problems can be resolved.

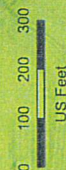
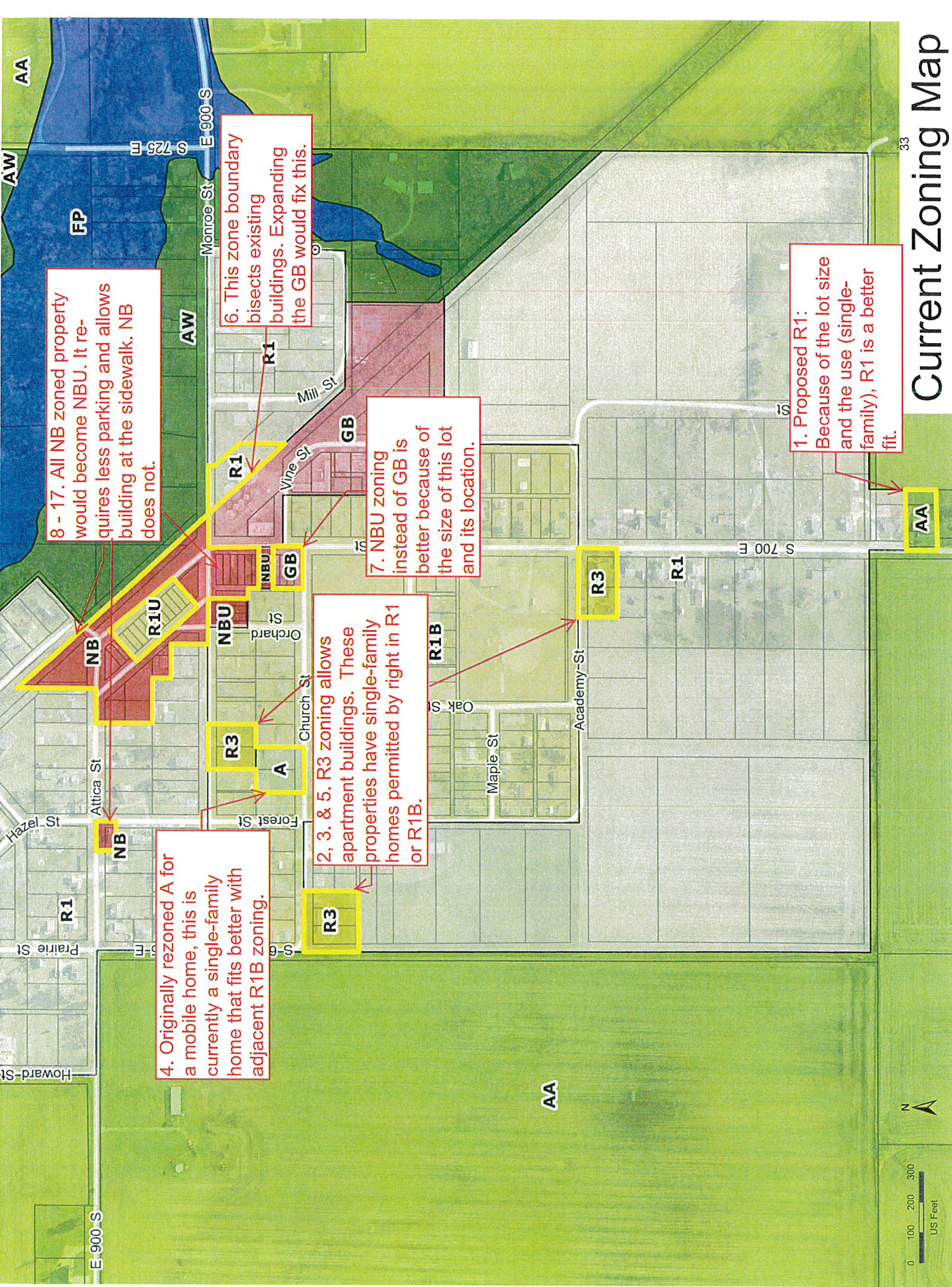
This rezone request is the culmination of implementing Future Goal #3 of the Stockwell Plan which states, "APC staff shall sponsor a proposed rezone for Stockwell that removes a number of spot zones but does not include new residential zoning except for the existing platted areas."

This request to rezone several "spots" as well as rezoning the commercial area a single unifying, urban zone (NBU) meets the goals of the *Stockwell Land Use Plan* which staff strongly supports.

#### **STAFF RECOMMENDATION:**

Approval



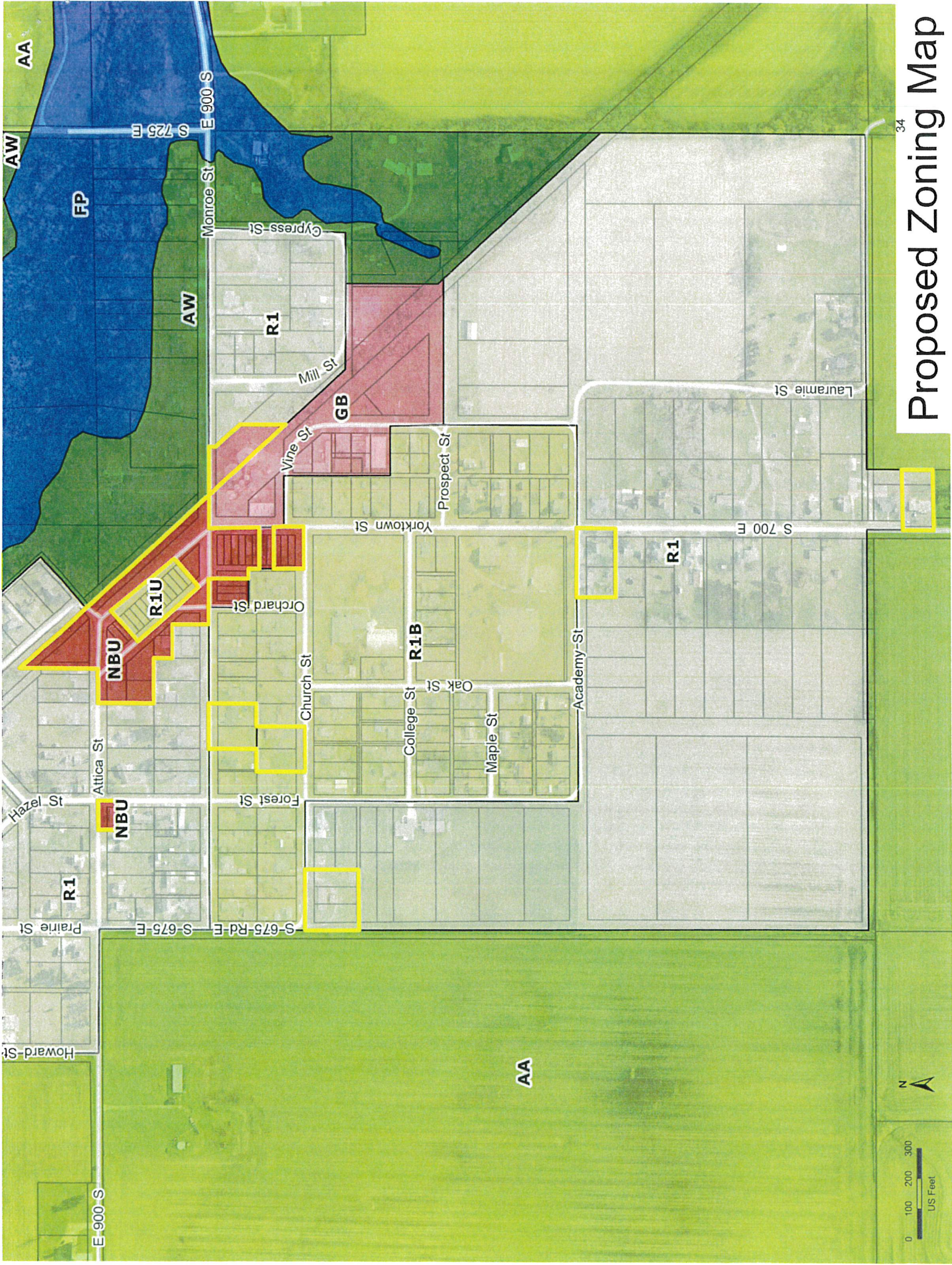


# Current Zoning Map









# Proposed Zoning Map







**ORDINANCE NO. 2023-04-CM**  
**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE**  
**COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE**  
**FROM R3, A, GB, NB, R1, and AA TO R1, R1B, NBU, and GB**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:**

**Section 1:** The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Lauramie Township, Tippecanoe County, Indiana

**See attached property list and proposed map.**


**Section 2:** The above-described real estate should be and the same is hereby rezoned from R3, A, GB, NB, R1, and AA to R1, R1B, NBU, and GB as shown on the attachment.


**Section 3:** This ordinance shall be in full force and effect from and after its adoption.

**(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.**

VOTE:

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Member

ATTEST:

  
\_\_\_\_\_  
Jennifer Weston, Auditor

Properties in Stockwell Requested for Rezoning include:

(State's property tax ID number, owner's name, street address, current zoning, proposed zoning)

1. 79-16-09-300-005.000-007 Crystal Rednour, 9431 S 700 E, currently zoned AA, proposed R1.
2. 79-16-08-277-001.000-007 Samantha & Joshua Jenkins, 6943 Academy Street, currently zoned R3, proposed R1.
3. 79-16-08-270-004.000-007 Stewart & Denise McIntyre, 6805 Church Street, currently zoned R3, proposed R1.
4. 79-16-08-229-011.000-007 William and Vicki Banes, 6912 Church Street, currently zoned A, proposed R1B.
5. 79-16-08-229-004.000-007 Zach Dunham & Jessica Deppe-Dunham, 6919 Monroe Street, currently zoned R3, proposed R1B.
6. 79-16-09-107-002.000-007 Thomas Osborn, 9023 Yorktown Street, currently zoned GB & R1, proposed GB & R1 (GB would be slightly enlarged).
7. 79-16-08-229-025.000-007 Joseph Wilbur, 9028 Yorktown Street, currently zoned GB, proposed NBU.
8. 79-16-08-229-023.000-007, 79-16-08-229-022.000-007, and 79-16-08-229-021.000-007 Lauramie Township, 9024 Yorktown Street, currently zoned NB, proposed NBU.
9. 79-16-08-229-020.000-007 North Creek Properties, Inc., 9020 Yorktown Street, currently NB, proposed NBU.
10. 79-16-08-229-018.000-007, North Creek Properties, Inc., 6947 Monroe Street, currently zoned NB, proposed NBU.
11. 79-16-08-226-007.000-007, North Creek Properties, Inc., NW corner Monroe & Commercial Streets, currently zoned NB, proposed NBU.
12. 79-16-08-226-002.000-007, Mailbox Money, LLC, 9000 Orchard Street, currently zoned NB, proposed NBU.
13. 79-16-05-477-007.000-007, Lisa Poore, 6924 Attica Street, currently zoned NB, proposed NBU.
14. 79-16-08-227-010.000-007, Andruw Colton Veach, 6940 Monroe Street, currently zoned NB, proposed NBU.
15. 79-16-08-227-004.000-007, Larry Dyer, 9005 Orchard Street, currently zoned NB, proposed NBU.
16. 79-16-08-227-003.000-007, Thomas & Toni Osborn, 6921 Attica Street, currently zoned NB, proposed NBU.
17. 79-16-08-228-004.000-007, Ralph Bunyard, 9008 Forest Street, currently zoned NB, proposed NBU.